

IN RE: PETITION FOR ZONING VARIANCE
N/S Meadowcroft Lane, 119' W
of Dulany Valley Road
(318 Meadowcroft Lane)
9th Election District
4th Councilmanic District
Debely Fenstermaker
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit a window to window separation of 30 feet in lieu of the required 40 feet in accordance with Petitioner's Exhibit 1.

The Petitioner, Debely Fenstermaker, and her husband, Van, appeared, testified and were represented by Neil Schechter, Esquire. Appearing as Protestants in the matter were John F. and Ellen J. Harrington, Gerald R. Dinkel and Shirley A. Zaban.

Testimony indicated that the subject property known as 318 Meadowcroft Lane, consists of 1.1063 acres zoned D.R. 1 and is improved with a single family dwelling. Proffered testimony indicated Petitioners constructed the subject dwelling after receipt of the requisite building permits from Baltimore County. The home was partially completed when Petitioners were advised that a window to window variance was required for the southern side of the dwelling. Dr. Fenstermaker testified that he was not aware of any window problem until after the home had been framed in and building permits acquired. Thereafter, he advised his builder not to install the subject windows so that construction of the home could continue and subsequently filed the instant Petition.

Appearing as a Protestant and on behalf of the Meadowcroft Home-owners' Association was John Harrington. Mr. Harrington testified the

Petitioners own one of the largest lots in the community and that in his opinion, it was not necessary to locate the subject dwelling in such close proximity to the southern property line. He testified that while he recognizes Petitioners' potential hardship, he believes that it is equally unjust to thrust their hardship onto the adjoining neighbors who are concerned for their privacy. He testified the Association believes to grant the relief requested would be a detriment to this community and is therefore opposed to the variance.

Gerald Dinkel, who owns the adjoining property on the side of the affected variance, appeared and testified as a Protestant. Mr. Dinkel testified that due to the hydric soils which exist on the southern portion of his lot, he had no choice but to locate his home as indicated on Petitioner's Exhibit 1. He testified that in his opinion the granting of the relief requested would have a detrimental impact on his family's privacy, the aesthetic value of his home and property values in this community.

Section 307.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) states that the Baltimore County Zoning Commissioner and/or Deputy Zoning Commissioner shall have the power to create variances from an area regulation where strict compliance with the zoning regulations for Baltimore County would result in practical difficulty or unreasonable hardship.

In reviewing the Petition, it must be kept in mind that "the standard for granting a variance... is... whether strict compliance with the regulations would result in 'practical difficulty or unreasonable hardship' and that it should be granted only if in strict harmony with the spirit and intent of the Zoning regulations; and only in such manner

as to grant relief without substantial injury to the public health, safety and general welfare." McLean v. Soley, 270 Md. 208 (1973).

The question therefore is whether it was fairly debatable that the evidence shows that strict compliance with the regulations would result in practical difficulty or unreasonable hardship.

Addressing the hardship question, the Soley court cited the following language from Carney vs. City of Baltimore, 201 Md. 130 (1952):

"...the needs sufficient to justify an exception must be substantial and urgent and not merely for the convenience of the applicant, inasmuch as the aim of the ordinance is to prevent exceptions as far as possible, and the liberal construction allowing exceptions for reasons that are not substantial and urgent would have the tendency to cause discrimination and eventually destroy the usefulness of the ordinance." Soley, supra.

After due consideration of the testimony and evidence presented, there is insufficient evidence to allow a finding that the Petitioners would experience practical difficulty or unreasonable hardship if the requested variance were denied. In the opinion of the Zoning Commissioner, the Petitioners had sufficient land to position the subject dwelling in such a manner so as not to require a variance. The Petitioners have failed to show that compliance would unreasonably prevent the use of the property or be unnecessarily burdensome. Therefore, the variance requested must be denied.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 13th day of June, 1990 that the Petition for Zoning Variance to permit a window to window distance of 30 feet in lieu of the required

40 feet for a proposed dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

ORDER RECEIVED FOR FILING

Date 4/13/90
By [Signature]

ORDER RECEIVED FOR FILING

Date 4/13/90
By [Signature]

ORDER RECEIVED FOR FILING

Date 4/13/90
By [Signature]

ORDER RECEIVED FOR FILING

Date 4/13/90
By [Signature]

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3233

J. Robert Haines
Zoning Commissioner

June 13, 1990

Neil Schechter, Esquire
233 E. Redwood Street
Baltimore, Maryland 21202

RE: PETITION FOR ZONING VARIANCE
N/S of Meadowcroft Lane, 119' W of Dulany Valley Road
(318 Meadowcroft Lane)
9th Election District - 4th Councilmanic District
Debely Fenstermaker - Petitioner
Case No. 90-463-A

Dear Mr. Schechter:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been denied in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

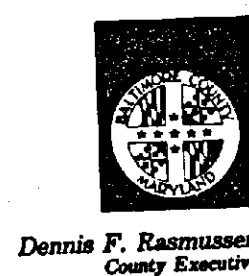
cc: Mr. & Mrs. John F. Harrington
300 Meadowcroft Lane, Lutherville, Md. 21093

Mr. Gerald R. Dinkel
316 Meadowcroft Lane, Lutherville, Md. 21093

Ms. Shirley A. Zaban
301 Meadowcroft Lane, Lutherville, Md. 21093

People's Counsel

File



PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-463-A 334

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 307.1 of the Baltimore County Zoning Regulations to permit 30 feet instead of the required 40 feet window to window separation.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (discuss hardship or practical difficulty)
A building permit was secured and substantial construction in accordance with approved plans was pursued, before any objection was raised respecting window-to-window distance. If a variance is denied, petitioner will lose light and air in the living room, dining room and master bedroom, which will significantly reduce her enjoyment of her new home. A variance of 10 feet from the required distance will have very little practical impact on her neighbor's property, since there is a substantial difference in grade between the properties.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

(Type or Print Name)

Signature

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

City and State

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 18 day

of April 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 31 day of May, 1990, at 2 o'clock P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

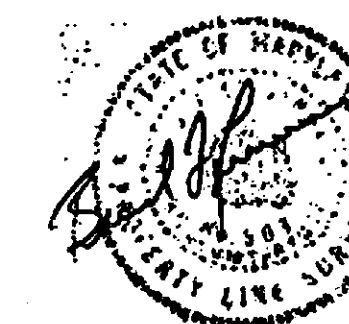
Date 4/13/90
By [Signature]

TerraPlan, Inc.
90-463-A

ZONING DESCRIPTION

318 MEADOWCROFT LANE

Beginning on the north side of Meadowcroft Lane, 50 feet wide, at a distance of 119 feet west of the edge of Dulany Valley Road, 100 feet wide. Being Lot 120 in the subdivision of Meadowcroft, recorded in Plat Book 54, Folio 106. Also known as 318 Meadowcroft Lane in the 9th Election District, containing 1.1063 acres.



120 Cockeysville Road / Suite 105 / Hunt Valley, Maryland 21030 / (301) 785-2300

Baltimore County
Zoning Office Building
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number

receipt
No. 1888

Date

3/27/90

117000334

PUBLIC HEARING FEES	QTY	PRICE
010 - ZONING VARIANCE (1HL)	1 X	\$35.00
TOTAL:		\$35.00

LAST NAME OF OWNER: FENSTERMAKER

B 052*****35001a 3274F
Please make checks payable to: Baltimore County

Cashier Validation:

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th
Posted to: Variance
Petitioner: Debely Fenstermaker
Location of property: 318 Meadowcroft Lane, 119' W of Dulany Valley Rd.
Location of Sign: Posting Meadowcroft Lane, across 6' E of redway, on property of Baltimore County
Remarks: [Signature]
Posted by: [Signature]
Date of return: 5/18/90
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 8, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on May 2, 1990.

TOWSON TIMES.

P0 104517

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, has received a petition for a zoning variance from the following:
Case number: 90-463-A
119' W of Dulany Valley Road
318 Meadowcroft Lane
9th Election District
Petitioner(s): Debely Fenstermaker
Hearing Date: Thursday, May 31, 1990 at 2:00 p.m.
Variance: To permit 30 feet instead of the required 40 feet window separation.
In the event that this petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in the office by the date of the hearing set above or presented at the hearing.
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
TJ/S/008 May 8

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 8, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on May 3, 1990.

THE JEFFERSONIAN.

S. Zabe Orlov
Publisher

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, has received a petition for a zoning variance from the following:
Case number: 90-463-A
119' W of Dulany Valley Road
318 Meadowcroft Lane
9th Election District
Petitioner(s): Debely Fenstermaker
Hearing Date: Thursday, May 31, 1990 at 2:00 p.m.
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J. ROBERT HAINES
Zoning Commissioner of Baltimore County
TJ/S/008 May 8



Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-001-6150
No 2633

90-463

Date

5/31/90

M90008d9

PUBLIC HEARING FEES QTY PRICE
080 -POSTING SIGNS / ADVERTISING 1 x \$122.29
TOTAL: \$122.29
LAST NAME OF OWNER: FENSTERMAKER

8 8146*****12229:a 0315F

Cashier Validation:

Please make checks payable to: Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

DATE 5/15/90



Dennis F. Rasmussen
County Executive

Debely Fenstermaker
534 Stevenson Lane
Towson, Maryland 21204

Re: Petition for Zoning Variance
CASE NUMBER: 90-463-A
119' W of Dulany Valley Road
318 Meadowcroft Lane
9th Election District - 4th Councilmanic
Petitioner(s): Debely Fenstermaker
HEARING: THURSDAY, MAY 31, 1990 at 2:00 p.m.

Dear Petitioner:

Please be advised that \$122.29 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRH:ga
cc: Nancy E. Paige, Esq.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

April 16, 1990

NOTICE OF HEARING

Dennis F. Rasmussen
County Executive

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Zoning Variance
CASE NUMBER: 90-463-A
119' W of Dulany Valley Road
318 Meadowcroft Lane
9th Election District - 4th Councilmanic
Petitioner(s): Debely Fenstermaker
HEARING: THURSDAY, MAY 31, 1990 at 2:00 p.m.

Variance: To permit 30 feet instead of the required 40 feet window to window separation.

In the event that this petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of Baltimore County

cc: Debely Fenstermaker
Nancy E. Paige, Esq.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

May 17, 1990

Nancy E. Paige, Esquire
233 E. Redwood Street
Baltimore, MD 21202

RE: Item No. 334, Case No. 90-463-A
Petitioner: Debely Fenstermaker, et al
Petition for Zoning Variance

Dear Ms. Paige:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINKLER. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Debely Fenstermaker
534 Stevenson Lane
Towson, MD 21204

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this 18th day of April, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Debely Fenstermaker

Petitioner's Attorney: Nancy E. Paige

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: April 19, 1990
Zoning Commissioner

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Debely Fenstermaker, Item No. 334

In reference to the Petitioner's request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 406
Towson, Maryland 21204
(301) 887-3554

April 6, 1990

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 324, 329, 330, 331, 334, 335, 336, 337, 339, 340, 341, and 342.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Assoc. II

MSP/lvw

RECEIVED
APR 16 1990
ZONING OFFICE

Baltimore County
Fire Department
Towson, Maryland 21204-2686
494-4500
Paul H. Reinecke
Chief

APRIL 6, 1990



Dennis F. Haumann
County Executive

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: DEBELY FENSTERMAKER
Location: #318 MEADOWCROFT LANE
Item No.: 334 Zoning Agenda: APRIL 17, 1990

Gentlemen:
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Cap. Kelly 4442* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

316 Meadowcroft Lane
Lutherville, Md. 21093
April 23, 1990

J. Robert Haines
Zoning Commissioner
111 W. Chesapeake Ave.
Towson, Md. 21204

Subject: Objection to Zoning Variance

Reference: Item No. 334

Dear Mr. Haines,

My wife and I own and occupy the residence adjacent to the property for which a variance is requested, and we hereby object to a reduction from 40 to 30 feet separation of opposing windows. The requirements for a minimum 40 foot separation are clearly identified in the Meadowcroft Final Development Plan, and have been adhered to in all instances of construction in the development.

Hydric soil restriction forced my residence to be located close to the property line shared with Lot 120 (consistent with the specified building envelope). I did and continue to expect the privacy, appeal and value of my residence to be maintained and protected by future construction also being required to adhere to the terms of the Development Plan. This is an important document with which all parties should be familiar and which should not be violated simply because a mistake was made in the permit process.

With regard to the referenced petition, the following points are pertinent:

- 1) The "substantial construction" amounted to unfinished walls and roof (no siding). The construction impact of removing the improper windows was very minor and they were indeed removed in less than one day.
- 2) The objection to window-to-window distance was raised as soon as it was obvious to community residents that windows were intended and the issue had been researched with County Zoning Enforcement officials. A registered letter was sent to the owner of Lot 120 as soon as the issue

RECEIVED
APR 25 1990
ZONING OFFICE

was defined. The County Office of Planning and Zoning recognized the error in building permit approval by formally rescinding their approval on February 27, 1990, causing the building permit to be revoked. The slide windows were subsequently removed and construction allowed to continue.
3) The three rooms affected by the window removal all have substantial additional windows for light and air.
4) The difference in grade does not materially affect the lines of sight between the windows of both residences.

In summary, I am not at all happy that this issue was not identified in the original permit approval process, although I was pleased with the responsiveness and co-operation of Mr. James Thompson and the other County officials involved once the issue was raised. I am sure Mr. Fenstermaker, the owner of Lot 120, is also very unhappy, but I don't feel I should be penalized or impacted any further by someone else's error in not following the clear requirements of the Final Development Plan.

Sincerely,

Gerald R. Dinkel
Gerald R. Dinkel

CERTIFIED

May 11, 1990

J. Robert Haines
Zoning Commissioner
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Haines:

SUBJECT: Objection to Zoning Variance
Reference: Item No. 334

The Meadowcroft HOA objects to the approval of a variance on the 40 foot window-to-window separation for any homes in our community. In principle, we wish the existing requirements as specified in the Meadowcroft Final Development Plan to be enforced. With additional houses remaining to be constructed, we are concerned about an adverse precedence and, if houses are to be placed in close proximity, want the benefits of the setback requirements being honored.

The Final Development Plan is an important document that all builders and homeowners should be aware of and we do not feel a variance is warranted, nor is it appropriate to impact existing residents with the results of a mistake, already corrected, in the construction of a single residence.

Sincerely,

MEADOWCROFT HOMEOWNERS ASSOCIATION
306 Meadowcroft Lane
Lutherville, Maryland 21093

cc: Mr. and Mrs. Van Fenstermaker
534 Stevenson Lane
Towson, Maryland 21204

Mr. and Mrs. Gerald Dinkel
316 Meadowcroft Lane
Lutherville, Maryland 21093

RECEIVED
MAY 14 1990
ZONING OFFICE

PLEASE PRINT CLEARLY

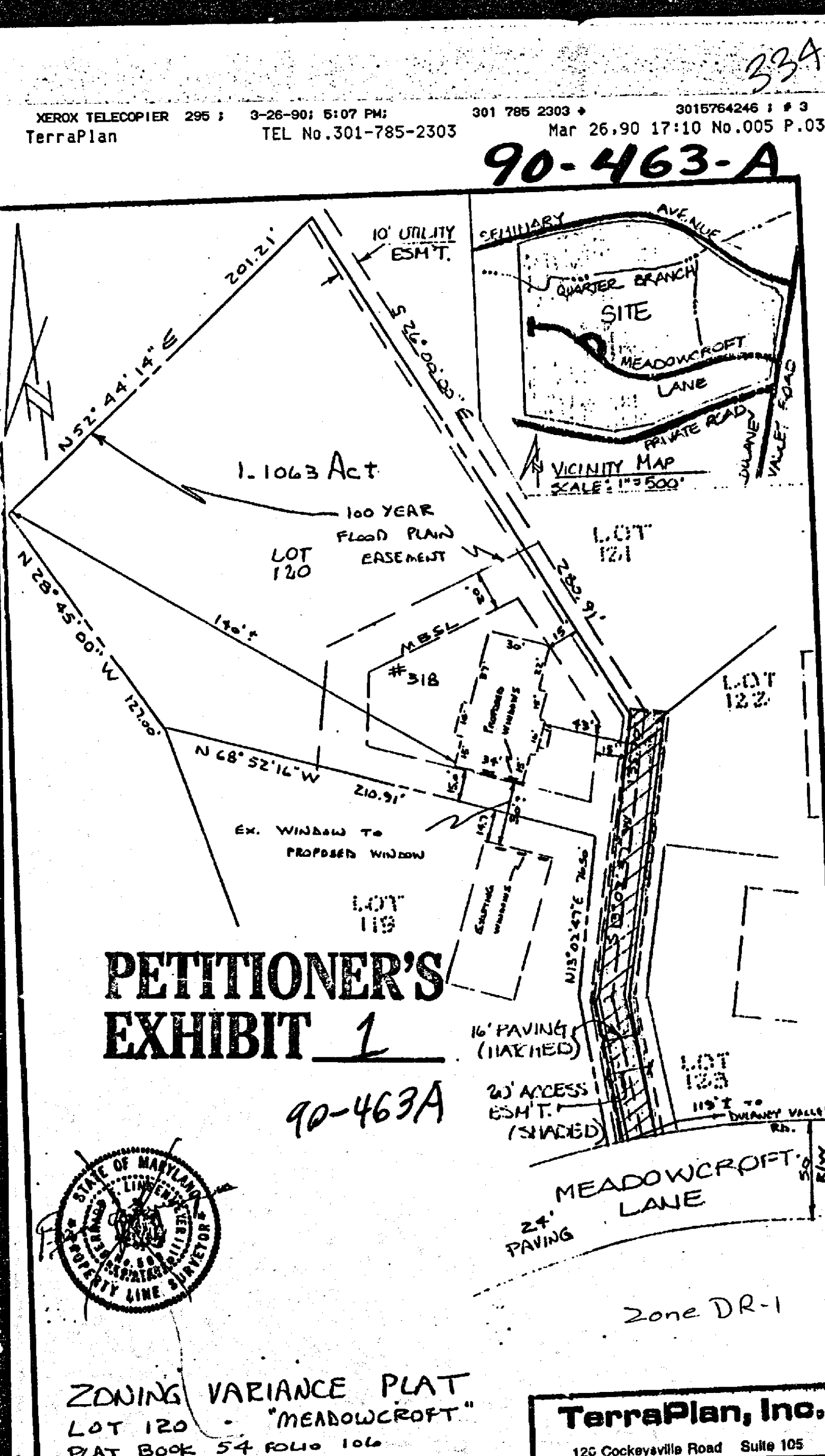
PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
John F. Harrington	300 Meadowcroft Lane
Gerald R. Dinkel	316 Meadowcroft Lane
Shirley A. Zaban	301 Meadowcroft Lane
Ellen J. Harrington	300 Meadowcroft Lane

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Neil Schuster	283 E. Redwood St. Balt MD 21202
Van Fenstermaker	534 Stevenson Lane, Towson, MD 21204
Debelly M. Fenstermaker	534 Stevenson Lane, Towson, MD 21204



PETITIONER(S) EXHIBIT 2



Meadowcroft

Architectural Committee Design Review Data Sheet

Date Reviewed: SEPT. 7, 1989

Lot No.: 120

Buyer/Builder: JOHNSTON & BASQUOL

Residence For:

Builder: JOHNSTON & BASQUOL

Architect: TARTLAND HOUSING

Landscape Architect:

General Design, Massing, Architectural Detailing

Remarks

Approved ☒
Approved As Noted ☐
Disapproved ☐

SITE PLAN APPROVED
Materials, Paint Colors

Remarks

Approved ☒
Approved As Noted ☐
Disapproved ☐

PETITIONER'S EXHIBIT 3

Planting Plan & Schedule

Remarks

PLANTING AND LANDSCAPING PLAN TO BE SUBMITTED FOR REVIEW AND APPROVAL BEFORE INSTALLATION

Approved ☐
Approved As Noted ☐
Disapproved ☐

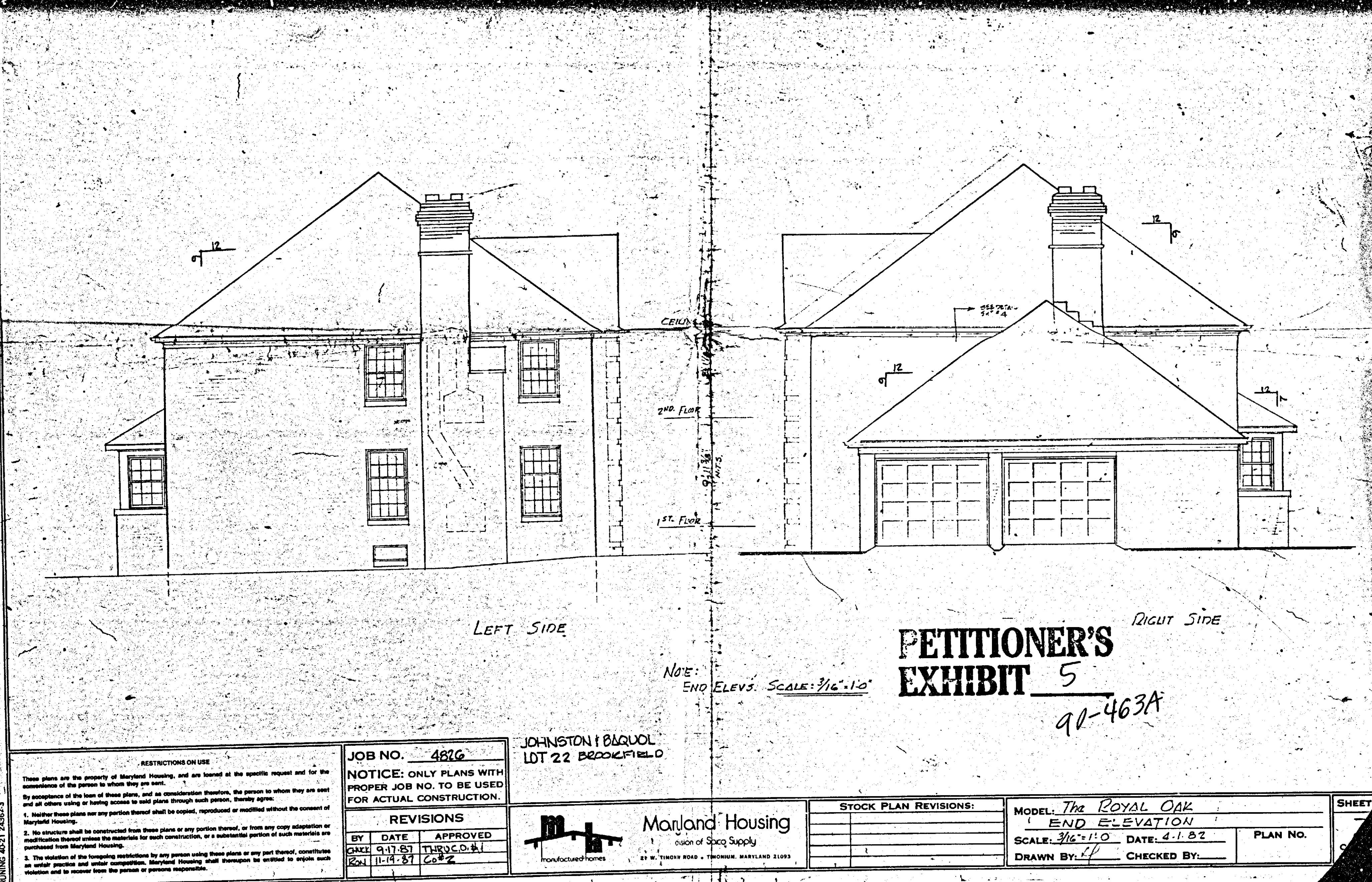
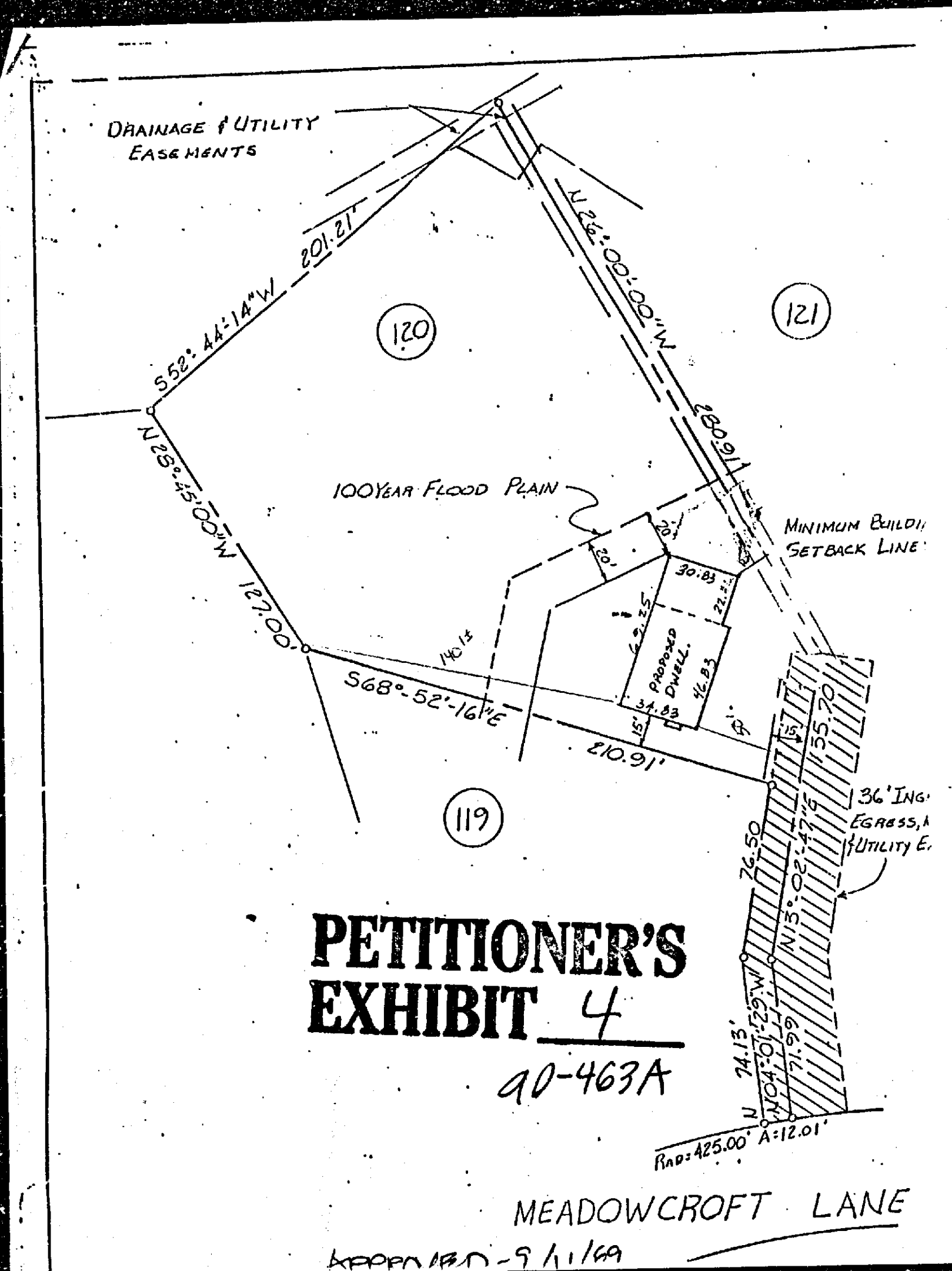
Lighting Plan & Schedule

Remarks

LIGHTING PLAN AND FIXTURE SCHEDULE TO BE SUBMITTED FOR REVIEW AND APPROVAL BEFORE INSTALLATION

Approved ☐
Approved As Noted ☐
Disapproved ☐

CC: TOM PEDDY



Ronald L. Baquil, Inc.
3338 Paper Mill Road
Phoenix, Maryland 21131
(301) 666-5010 Fax: 666-2530

May 30, 1990

Baltimore County
Towson, Maryland

Dear Sirs:

I have been building and developing in Baltimore County for seven years. We have always been associated with the high end market. I have a home for sale on this street, (Lot 123), two doors away for four hundred and seventy four thousand dollars and a lot 121, for sale for one hundred and twenty five thousand dollars adjacent to Mr. Fenstermaker's home, which is Lot 120.

I do not feel that the windows in Mr. Fenstermaker's home are detrimental to our community. On the contrary, the blank wall looks out of place with the rest of the community.

My personal feeling is whether the houses are thirty feet apart or forty, the sight lines are the same. One is no more private than the other. A tree buffer would seem to do more than the difference in the distances.

I have attached a plat showing the location where I am building and their proximity to Mr. Fenstermaker's home.

I hope this sheds some light on the problem and helps you come to a fair resolve.

Sincerely,
Ronald L. Baquil, President
Ronald L. Baquil

PETITIONER'S EXHIBIT 6
90-463A

Notary Public
My Commission Expires 7-1-90

May 30, 1990

To Whom it May Concern:

Want you to know, the 4 windows that are in question at 318 Meadowcroft Lane, will not affect the value of property in the neighborhood or any of the surrounding houses. They would certainly make the appearance of the house at 318 look a lot better than the blank solid wall that isn't the greatest to look at now.

Ronald L. Baquil
333 Meadowcroft Lane
Lutherville MD 21092

PETITIONER'S EXHIBIT 7
90-463A

